

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1417.25

WARD: Hacton

Date Received: 30th October 2025

ADDRESS: 94 Plumpton Avenue
Hornchurch

PROPOSAL: Retrospective approval for positioning of AC fan coil unit

DRAWING NO(S): PRO-101
PRO-102
PRO-103
PRO-104
PRO-201
PRO-202
PRO-203
PRO-204
PRO-301
Block 101
PRO-101
PRO-201

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE AND SURROUNDINGS

The application site houses a semi-detached residential house. The property is not listed, nor is it within a conservation area.

THE PROPOSAL

Consent is sought for the retention of 2.no a/c fan coil units to the rear of the house on the flank wall of the first floor rear extension and 1.no a/c fan coil unit on the flank wall of the rear outbuilding. The units on the rear extension are 640mm by 800mm with a depth of 290mm and the unit on the outbuilding is 595mm by 780mm with a depth of 290mm).

There is a Planning Enforcement file open regarding these units (reference: ENF/12/23).

It is noted that the plans are of poor quality in terms of showing the units. The AC unit on the

outbuilding appears to be positioned over the shared boundary on land outside the ownership of the applicant.

RELEVANT PLANNING HISTORY

P0337.23	Erection of a hipped roof timber pergola to rear (Part retrospective)	
	Refuse	26-04-2023
D0261.21	Certificate of Lawfulness for construction of an outbuilding at the rear of the garden	
	PP not required	10-06-2021
P0629.21	Part single, part two storey rear extension, two storey side extension and loft conversion with rear dormer and 2 front roof lights	
	Apprv with cons	14-07-2021

REPRESENTATION SUMMARY

Neighbouring occupiers were invited to comment through direct notification; one objection was received with noise concerns.

In addition, Public Protection (Noise) object as there is insufficient information regarding the impact that the units will have on the noise climate. Whilst noise data is provided regarding the units, no noise survey has been provided to demonstrate that they will not cause a loss of amenity to the neighbouring residential premises.

PLANNING POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design
- Policy 34 Managing pollution

MAYORAL CIL IMPLICATIONS

The proposal would not be liable for CIL contributions.

OFFICER APPRAISAL

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The AC units on the main house are positioned in a prominent position on the flank wall of the first floor rear extension and are large, bulky, unattractive and would have a detrimental impact on the character of the immediate vicinity. Similarly the AC unit on the rear outbuilding is positioned above the fence line and prominent. It is considered that the proposal is poorly located and will unduly impact upon the garden scene. The location of the AC units is not acceptable in design and positioning terms and they would be more suited to be situated to the rear of the house on the ground floor, away from view.

IMPACT ON AMENITY

The AC units are located on the side of the first floor rear extension very close to the side boundary with the neighbouring house at no.92 and close to bedroom windows with a detrimental view on their outlook.

Comments received from the Council's Public Protection team indicate that insufficient information has been provided to judge the suitability of the proposals both in terms of noise and vibration. The recommendation of Council officers is that the application is refused as whilst noise data is provided regarding the units, no noise survey has been provided to demonstrate that they will not cause a loss of amenity to the neighbouring residential house at no.92. Consideration has been given to seeking further detail by condition, however given the proposed siting of the equipment with extremely close proximity to the side boundary and the neighbouring house at no.92, there is concern that permission could be granted on a scheme which would not be capable of being implemented and which may present as a nuisance to surrounding occupiers. Officers therefore adopt a precautionary approach and consider that in the absence of evidence otherwise, it cannot be concluded that the proposals would not result in harm to amenity through noise and odour and are therefore contrary to Havering Local Plan 2016-2031 Policies 7, 26 and 34.

The location of the a/c units is not acceptable in amenity terms and they would be more suited to be situated to the rear of the house at the ground floor, away from the neighbouring houses.

HIGHWAY/PARKING

The proposals would not result in any material impacts to highways/parking.

CONCLUSION

Having regard to the above and in doing so all relevant planning policy and material considerations **REFUSAL** is recommended accordingly.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Reason for refusal - Residential Extensions

The a/c units would, by reason of their scale, bulk, positioning and proximity to the

neighbouring property no.92 Plumpton Avenue, be an intrusive, overbearing and unneighbourly development that would have a significant adverse effect on the amenities of these adjacent occupiers contrary to Policy 7 of the Havering Local Plan.

2 Reason for refusal - Streetscene

The proposed a/c units would, by reason of their scale, bulk, positioning and proximity to the boundary of the site, appear as an unacceptably dominant and visually intrusive feature in the garden scene harmful to the appearance of the surrounding area contrary to Policy 7 and 26 of the Havering Local Plan.

3 Refusal non standard

Insufficient information has been provided with the current submission to judge the appropriateness of the a/c condenser units. Whilst noise data is provided regarding the units, no noise survey has been provided to demonstrate that they will not cause a loss of amenity to the neighbouring residential premises due to noise and vibration and the proposal is therefore contrary to Havering Local Plan 2016-2031 Policies 7, 26 and 34.

Authorising Officer:



Habib Neshat

5th February 2026